

Grand Targhee Resort Future Development Plans

Partnering with Grand Targhee Realty, who represents exclusive Grand Targhee Resort Communities and Teton Valley Resort Properties, we are pleased to showcase the following real estate opportunity. You can also visit the [Grand Targhee Realty website](#) for more information.



To stay informed about all of the real estate opportunities as they progress and other real estate information, please use the information request towards the bottom of this page and a representative from Grand Targhee Realty will contact you.

Efforts to revitalize our resort continue so that we may ultimately fulfill the vision expressed first by our founders in the early '70s. Our exciting plans for the base area are currently under review by the Teton County, Wyoming Planning Commission. We are proposing at final build-out to have the following: 130 lodging units, 369 condominiums, 106 townhomes, 71 cabins and 50 single-family lots. Our mountain development plan has not changed from our 1994 Master plan and features eight chairlifts and a maximum of 5,130 skiers per day.

Our intent is to provide high occupancy at the resort including short-term rental units, vacation-share and fractional ownerships. The plan will offer a high level of experiential programs based on family-friendly activities and educational opportunities. While you will enjoy a wide variety of year-round activities at Targhee you can also conveniently launch your Yellowstone excursions from here, your Base Camp in the Teton region. Our goal has been, and will continue to be, to ensure the natural and authentic character of Grand Targhee is preserved. With every milestone, the Grand Targhee vision is becoming a reality one step at a time.





United States
Department of
Agriculture

Forest
Service

Caribou-Targhee
National
Forest

1405 Hollipark Drive
Idaho Falls, ID 83401
208-524-7500

File Code: 1950-1/2720-2

Date: October 3, 2005

Randy Bosch, Director
Teton County Planning & Development Dept.
200 S. Willow
P.O. Box 1727
Jackson, WY 83001

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RE: Grand Targhee Planned Unit Development (PUD)

Dear Mr. Bosch:

Thank you for the opportunity to comment on Grand Targhee Resort's plans for the 120-acre private parcel. The Forest has been closely involved with the management and development of the Resort since it was created in 1969. I expect District Ranger Jay Pence and his staff to work closely with the County and Resort to ensure compatible, if not integrated planning occurs through this next phase of development at Grand Targhee Resort.

Overall, the PUD should ensure roads and trails connect logically between private and NFS lands. Signs and other design elements should present a Resort atmosphere where ownership is not evident to the public.

It is also important to me that we honor commitments made to the Public during the Master Development and Land Exchange processes. These measures were part of Jerry Reese's 12/12/2000 Decision to exchange the 120-acres at the base area and include:

- o Mitigation measures established in the 1994 MDP/FEIS and subsequent Settlement Agreement as explained in Appendix B of the Squirrel Meadows Grand Targhee Land Exchange Proposal Final Environmental Impact Statement.
- o Across the involved Federal lands, the Forest Service will reserve: (1) geothermal resources; (2) trail easements on the Rick's Basin, Fred's Mountain and Bustle Creek trail segments; (3) road easement on Forest Highway 76/Ski Hill Road and (4) a right of way for administrative use of the Summit Work Road.
- o Grand Targhee Resort will maintain existing trails on NFS land within the special use permit area. They have also agreed to maintain Ricks Basin Trail, Fred's Mountain Trail and Bustle Creek Trail which are located on the reserved trail easements and the Summit Work Road (Grand Targhee Resort)
- o Forest Service personnel will work closely with Teton County Wyoming Planning and Zoning to assure Forest Service concerns are considered in any planning decision (Forest Service; Teton County Wyoming)



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My primary concerns with the Resort's application are differences between the PUD and what was analyzed in the Land Exchange and Master Development Plan EIS's. Increases in the number of single family units, retail space, commercial/administrative space and employee housing are evident and have not been analyzed on the NFS portion of the Resort. More importantly, the PUD proposes changes to the National Forest System (NFS) portion of the resort that have not been approved in the 1994 Grand Targhee Resort Master Development Plan (MDP). The following items would require an amendment or revision of the MDP and additional public involvement and analysis as required by the National Environmental Policy Act (NEPA):

1. Additional ski lifts as shown on Map 3-B, page 3-5 (Beginner, Ski School, Lift Connection to the Wishing Well and Shoshone Extension).
2. Maintenance facility and large parking area to be relocated to the site of the current sewage lagoon. This proposes filling the lagoon on NFS land. The lagoon was left in place to serve as the "catastrophic back-up" for the sewage treatment facility and is required by the Special Use Permit for the Waste Water Treatment facility.
3. An access road crossing the wetlands (NFS) to access the maintenance complex. A second access road connecting the Maintenance facility to the Treatment Plant would be expected.
4. Water storage tanks with increased capacity to be relocated to NFS land.
5. Solid waste recycling center.

Additionally, there are several facilities that are currently located on NFS lands which would be more appropriately located on the private parcel:

1. Explosives magazine. Forest Service Interim Directive No. 2709-2003-8 directs that "when possible, explosive magazines are consolidated and/or removed from NFS lands." The safest location needs to be carefully determined.
2. Ropes Course
3. Proposed Alpine slide

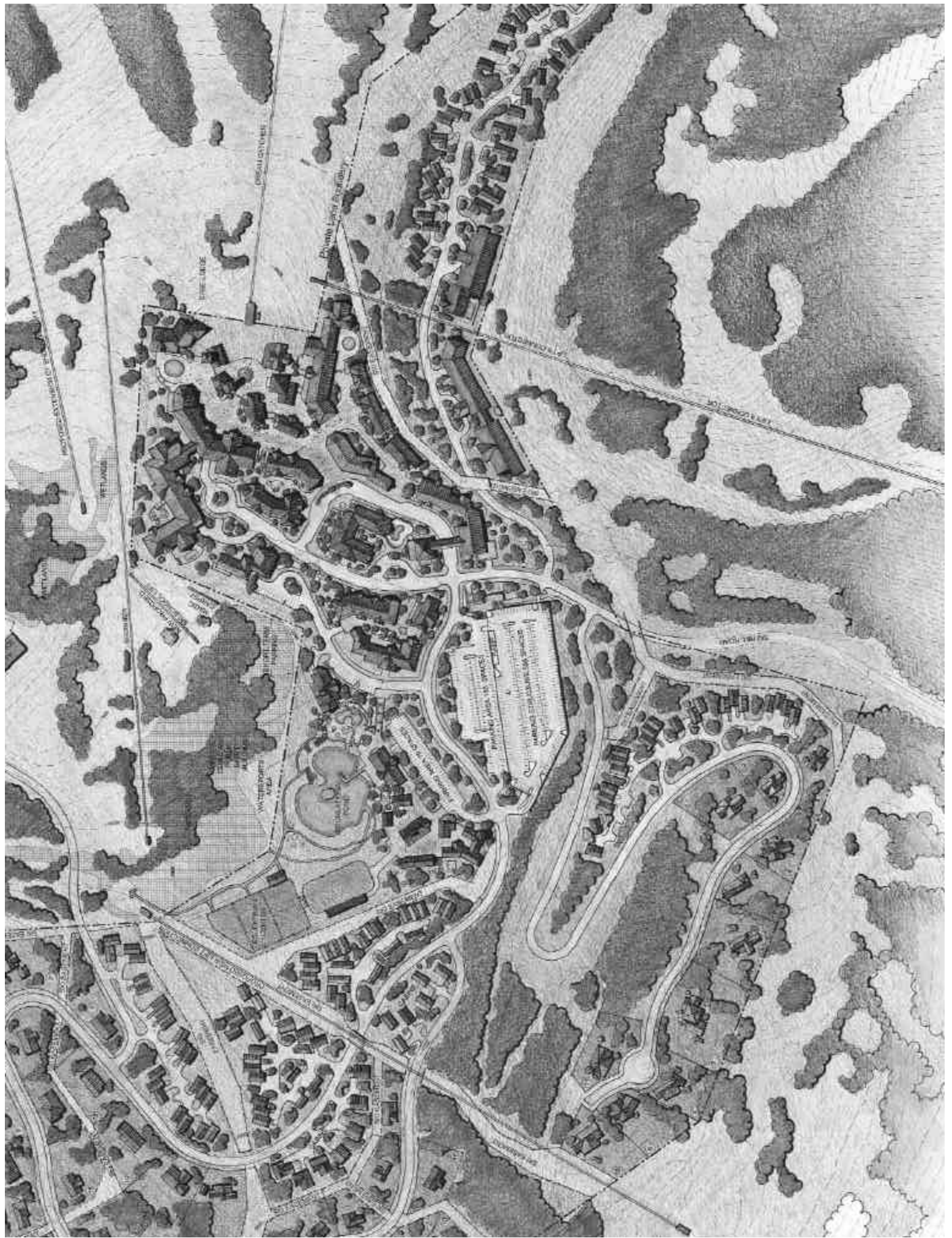
I appreciate the extension you provided to comment on the Resort's application. I see it as essential that our agencies work together with the Resort to develop a plan that will best serve the public. We will continue to be involved and provide future input during the process as development of the base area may integrally impact National Forest management. In the future, please provide copies for review to the two offices involved: the Supervisor's Office in Idaho Falls at this address and the District Office in Driggs at PO Box 777, Driggs, ID 83422.

Sincerely,



LAWRENCE A. TIMCHAK
Forest Supervisor

cc: Jay Pence
Larry Williamson



United States
Department of
Agriculture

Forest Service

Intermountain
Region

Caribou-Targhee
National Forest



Squirrel Meadows Grand Targhee Land Exchange Proposal

Draft Supplemental Environmental Impact Statement



Prepared by
Caribou-Targhee
National Forest

June 2002

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ACTION ALTERNATIVES-- CONSTRAINED MARKET SCENARIO

In the Constrained Market scenario for the Action alternatives, 120 additional lodging units and 120 multifamily vacation homes would likely be developed at the base of Grand Targhee. These units would be offered for sale as vacation properties, as well as being available for rent to destination visitors. In this scenario, the softening market does not respond well to the vacation properties for sale. Because of low demand for the units, no further development is foreseen. This would be the same scenario for all of the action alternatives.

The Action Alternatives in a *Constrained Market* differ from the No Action alternative in two primary aspects. First, because development occurs on private land, vacation ownership units are developed and offered for sale. Second, since the MDP/ARA constraints do not apply, the development is initially more aggressive than under the No Action alternative in either of the scenarios.

Strong Market Scenario

NO ACTION ALTERNATIVE-- STRONG MARKET SCENARIO

The No Action alternative in a Strong Market is an updated version of the baseline put forth in the Squirrel Meadows Grand Targhee FEIS in which the existing project entitlements are fully utilized, the threshold development prerequisites are met and the Grand Targhee base area develops to the full 686 units.

As described previously, the four development prerequisites defined under the MDP/ARA would allow Targhee ownership to build approximately 370 additional units today. If the project were successful, the market responsive, new occupancy, demand, feasibility and resort balance thresholds were achieved, development would likely continue with the next phases of construction. The *Strong Market* scenario assumes that approximately 225 additional lodging units are developed in the Teton Valley during the next 10 years in order to maintain the requisite valley/base area lodging ratio.

The No Action alternative in a *Strong Market* would likely result in 686 total units. The development would also incorporate up to 88,000 square feet of supportive retail and commercial/administrative space. As mentioned above, there will also be periodic development of roads and general infrastructure and continued development of mountain lifts. The base area would remain under Forest Service administration and would be subject to Forest Service regulations. Building would proceed according to the guidelines in the MDP and would be monitored by Forest Service and county staff.

ACTION ALTERNATIVES-- STRONG MARKET SCENARIO

These are the same as portrayed in the FEIS and modified by the ROD. Alternatives B and D both predict the development of a total of 970 units at Grand Targhee. As might be expected, since these alternatives contain the largest amount of development, they also produce the greatest socioeconomic impacts at the resort. Alternative C, the deed restricted exchange, allows 686 units of development at Grand Targhee.

Alternative B

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Alternative B was modified in the ROD; the exchange acres were reduced to 120 acres, based on the appraisal values. The SEIS will analyze the effects of Alternative B as modified by the ROD. Alternative B, as modified by the appraisal, predicts that development of up to 970 lodging and residential units and other facilities on approximately 120 acres at the Grand Targhee base would occur. Development would occur on private land exchanged for the Squirrel Meadows property, although the United States would retain ownership of the wetlands. The type of development would likely consist of commercial lodging, as well as some traditional vacation homes and private multifamily developments. The resort development master plan would need to be approved by Teton County, Wyoming in coordination with Teton County, Idaho and the Forest Service.

Alternative C

Alternative C, the deed restricted exchange, limits development to those levels defined under the MDP. The new private landowners (GTA-1) would have to comply with the MDP restrictions on the number of lodging units, acres of parking, and square footage of commercial space. The Forest would acquire the land at Squirrel Meadows. Alternative C is similar to A in the size of the prospective development.

Alternative D

Alternative D, the 108-acre exchange, predicts that development of 970 lodging and residential units on a smaller parcel of private land than available under Alternative B would occur. The wetlands would be included in this exchange, reducing the "buildable acres" even further. Development would likely be denser, but the nature of development would be quite similar to that in Alternative B.

Alternative E

Alternative E would be acquisition of Squirrel Meadows without a land exchange at Grand Targhee.

Alternatives Considered but Eliminated from Further Study

Other alternatives were considered during development of the FEIS but were not fully analyzed; these are detailed in the FEIS (FEIS, pages 2-15 to 2-16). These were not fully analyzed because they closely resembled alternatives considered in detail; did not meet the purpose and need; were missing practical implementation components; or were inappropriate for other reasons. The SEIS did not consider developing other action alternatives during the analysis.

In addition, the Forest determined that the above scenarios are the upper and lower bounds of development and they represent a reasonable array of possible conditions. More extreme versions of the two baseline scenarios are possible but not probable. For instance, the No Action *Strong Market* scenario could go more rapidly than anticipated, experience higher occupancy and result in more year round utilization than anticipated here. Conversely, the No Action *Constrained Market* scenario could be so severe as to entirely stop base area development at present levels and even result in the closure of the ski area. This approach of conducting the effect analysis for both the upper and lower bound of likely development is consistent with NEPA's requirement for a reasonable range of alternatives.